

October 20, 2005

VIA IN-HOUSE:

Director Linda Chapman
Florence Finance Department
Florence Government Center
Florence, KY 41042

Project Manager Peter Glenn
Florence Public Services
Florence Government Center
Florence, KY 41042

Chief Tom Szurlinski
Florence Police Department
Florence Government Center
Florence, KY 41042

Chief Marc Mensch
Florence Fire/EMS Department
Fire Station 3, 1152 Weaver Road
Florence, KY 41042

Director Bob Townsend
Florence Public Services
Florence Government Center
Florence, KY 41042

VIA CERTIFIED/RETURN RECEIPT REQUESTED:

Boone County Clerk Marilyn Rouse
P.O. Box 874
Burlington, KY 41005

KY. Dept. for Local Government
1024 Capital Center Drive
Frankfort, KY 40601

Secretary of State
700 Capital Avenue, Suite 152
Frankfort, KY 40601

RECEIVED AND FILED
DATE October 24, 2005

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hankie Adkins

VIA FIRST CLASS MAIL:

Insight Communications
Att: Linda Begnoche
7906 Dixie Highway
Florence, KY 41042

Boone County Property Valuation Administrator Ron Burch
P.O. Box 388
Burlington, KY 41005

Cinergy
Att: Jim Gillespie
424 Gest Street, Room 317
Cincinnati, OH 45202

Boone County Sheriff Mike Helmig
P.O. Box 198
Burlington, KY 41005

Postmaster Nancy Huber
FLORENCE POST OFFICE
7101 Turfway Road
Florence, KY 41042

Chief Building Official Jim Key
Boone County Building Inspection Office
5958 Garrard Street
Burlington, KY 41005

Director Dan Maher
Boone County Emergency Management
6024 Rogers Lane
Burlington, KY 41005

Boone County Judge/Executive Gary Moore
P.O. Box 900
Burlington, KY 41005

Manager, Administrative Services Vicki Myers
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Tamika Green
Cincinnati Bell Records Department
201 East 4th Street 103-1175
Cincinnati, OH 45202

Owen Electric Cooperative, Inc.
Att: Bill Prather
510 South Main
Owenton, KY 40359

Mr. Gene Roland
Address Management Systems
U. S. Postal Service
1591 Dalton Street
Cincinnati, OH 45234-9321

Florence City Attorney Hugh O. Skees
7699 Ewing Boulevard
Florence, KY 41042

Interim Director –James Staverman
Boone Co. Public Safety Communications Center
Florence Government Center
Florence, KY 41042

CSI Waste Services of Greater Cincinnati
11563 Mosteller Road
Cincinnati, OH 45241

Florence City Engineer Bill Viox
Viox & Viox Inc.
466 Erlanger Road
Erlanger, KY 41018

Boone County Board Of Education
8330 U.S. 42
Florence, KY 41042

Boone County GIS
2995 Washington Street
Burlington, KY 41005

Kentucky League of Cities
101 E. Vine Street, Suite 600
Lexington, KY 40507-3700

Northern Kentucky Area Development District
22 Spiral Drive
Florence, KY 41042

Wm. Michael Hargis
Vice President - Design
Hemmer Industries
P.O. Box 17310
Ft. Mitchell, KY 41017-0310

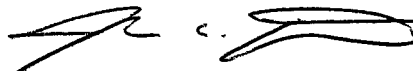
Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. O-9-05 annexing certain territory consisting of a parcel of approximately 4.655 acres located on the east side of U. S. Highway 42 at its intersection with Old Toll Road adjacent to the City limits of Florence. This property was annexed at the request of Sabino T. Baluyot, owner(s). Exhibits A, the legal description and B, the plat map of said property, are included herewith. **According to the owner, there is 1 registered voters residing on this property at present: Sabino T. Baluyot, of Florence.**

First reading of Ordinance No. O-9-05 was held on the 10th of May 2005. Second reading was held on the 13th of September 2005, and the full Ordinance was published in the *Boone County Recorder* on the 22nd of September 2005, at which time the Ordinance became statutorily official.

If you require additional information, please contact me.

Sincerely,



Joseph A. Christofield
Florence City Clerk

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance O-9-05 as same appears in the official records of my office.

Dated this 20th day of October, 2005.



Joseph A. Christofield
Florence City Clerk

RECEIVED AND FILED
DATE Oct. 24, 2005
TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Anderson

ORDINANCE NO. 0-9-05

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 4.655 ACRES LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 42 AT ITS INTERSECTION WITH OLD TOLL ROAD, ADJACENT TO THE CITY LIMITS. (BALUYOT PROPERTY)

WHEREAS, Sabino T. Baluyot, being the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

SECTION II

That the territory, described in Exhibits "A" and "A1" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owners of record of the territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF May, 2005.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 13th DAY OF September, 2005.

APPROVED:

Deane E. Whalen
MAYOR

ATTEST:

[Signature]
CITY CLERK



VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

Since 1945

April 25, 2005

PARCEL "A"
PARCEL OF 4.223 ACRES
TO BE ANNEXED BY
THE CITY OF FLORENCE

Located in Boone County, Kentucky, lying on the east side of U.S. Highway 42 adjacent to Old Toll Road and is more particularly described as follows:

Beginning at a point in the east right-of-way line of U.S. Highway 42 at the most northerly corner of Sabina T. Baluyot (Deed Book 762, page 15) and in a southwesterly line of The City of Florence; thence leaving said right-of-way line thence S 44°24'15" E 330.53 feet to a point; thence S 03°08'59" W 627.20 feet to a point; thence N 39°06'26" W 475.64 feet to a point; thence N 34°30'24" E 129.86 feet to a point; thence N 39°52'54" W 200.00 feet to a point in the easterly right-of-way line of U.S. Highway 42; thence with said right-of-way line N 34°08'29" E 281.31 feet to the point of beginning containing 4.223 acres

466 Erlanger Road
Erlanger, Kentucky 41018
www.vioxinc.com

Tel: 859-727-3293
Fax: 859-727-8452
e-mail: info@vioxinc.com

EXHIBIT "A"

**VIOX & VIOX, INC.****Engineers • Surveyors • Landscape Architects****Since 1945**

April 25, 2005

PARCEL "B"
PARCEL OF 0.432 ACRE
TO BE ANNEXED BY
THE CITY OF FLORENCE

Located in Boone County, Kentucky, lying on the east side of U.S. Highway 42 adjacent to Old Toll Road and is more particularly described as follows:

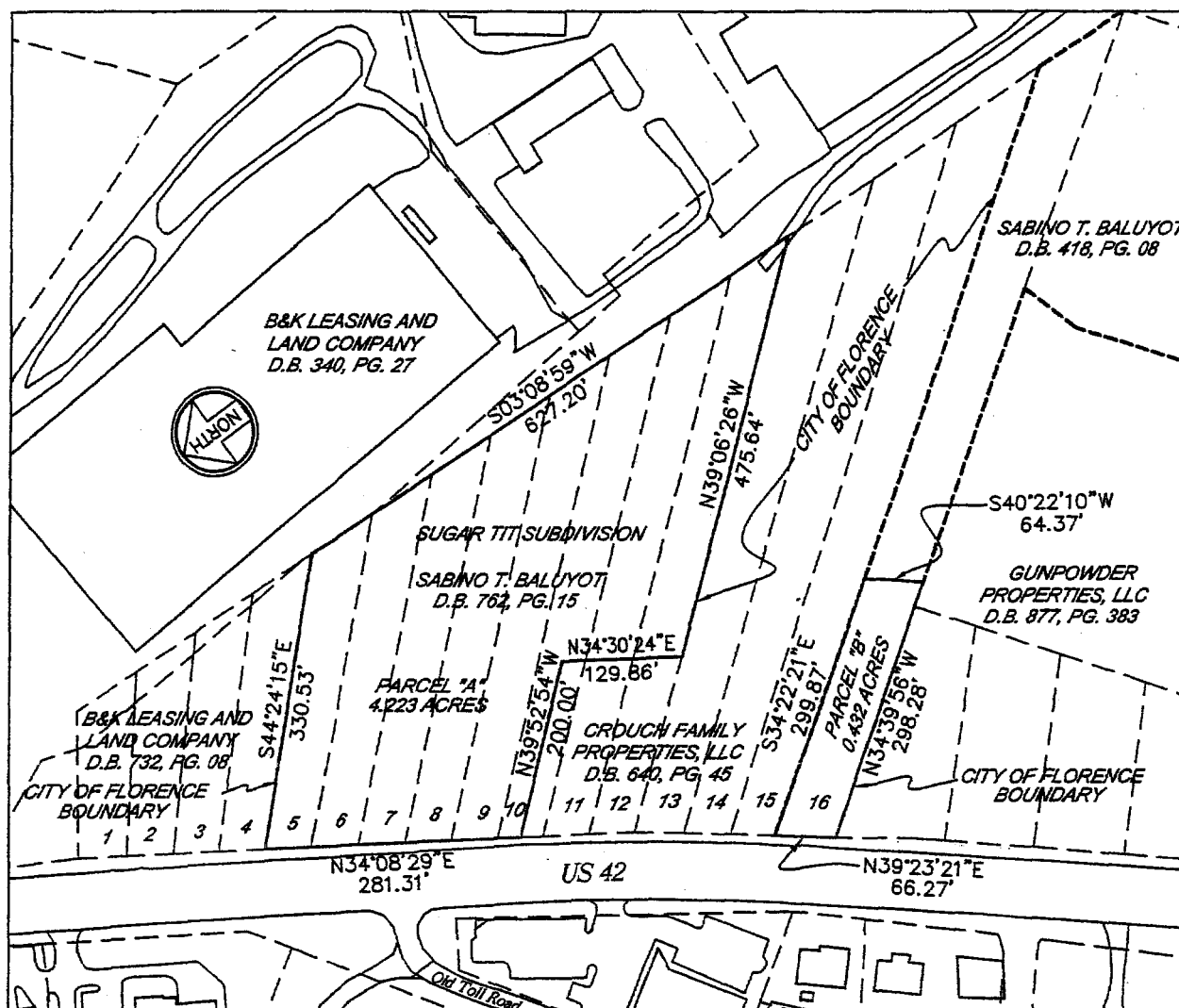
Beginning at a point in the east right-of-way line of U.S. Highway 42 at the most westerly corner of Sabina T. Baluyot (Deed Book 418, page 08) and in a northeasterly line of The City of Florence; thence with said right-of-way N 39°23'21" E 66.27 feet to a point; thence leaving said right-of-way line S 34°22'21" E 299.87 feet to a point; thence S 40°22'10" W 64.37 feet to a point; thence N 34°39'56" W 298.28 feet to the point of beginning containing 0.432 acre.

466 Erlanger Road
Erlanger, Kentucky 41018
www.vloxinc.com

Tel: 859-727-3293
Fax: 859-727-8452
e-mail: info@vloxinc.com

EXHIBIT "A1"

DEEDS AND PLATS OF RECORD AND CURRENT BOONE
COUNTY GIS INFORMATION. NO FIELD SURVEY WAS
PERFORMED.



**PARCELS TO BE
ANNEXED BY
THE CITY OF FLORENCE**

BOONE COUNTY KENTUCKY

**EAST SIDE OF U.S. HIGHWAY 42
ADJACENT TO OLD TOLL ROAD**

APRIL 25, 2005

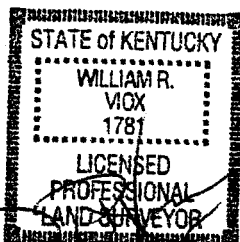
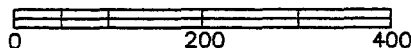
SCALE: 1" = 200'

W VIOX & VIOX, INC.
Engineers • Surveyors • Landscape Architects

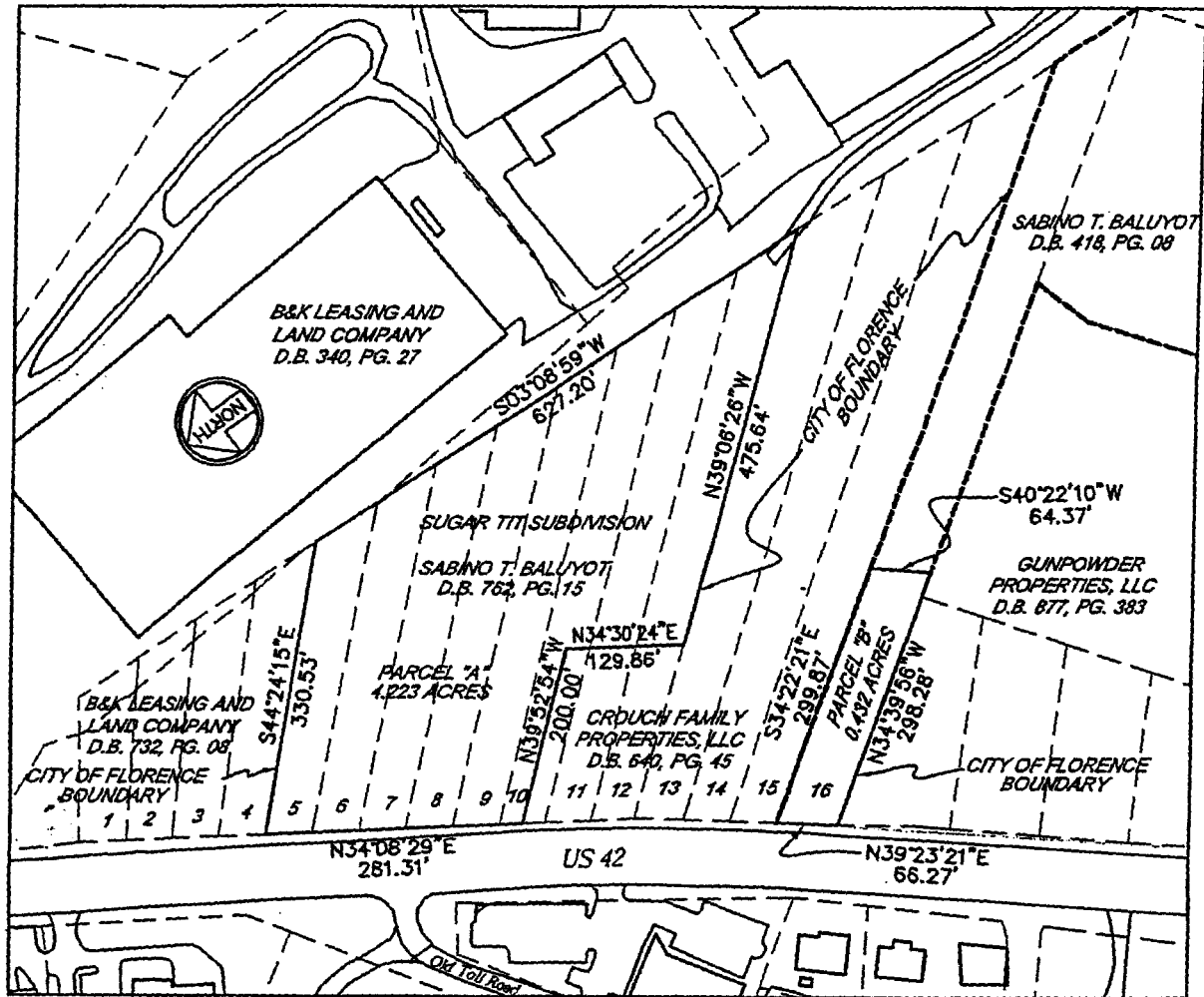
466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859-727-3293
Fax: 859-727-8452

e-mail: viox@nkol.net



NOTE: THIS PLAT WAS PREPARED USING EXISTING DEEDS AND PLATS OF RECORD AND CURRENT BOONE COUNTY GIS INFORMATION. NO FIELD SURVEY WAS PERFORMED.



PARCELS TO BE
ANNEXED BY
THE CITY OF FLORENCE

BOONE COUNTY KENTUCKY

EAST SIDE OF U.S. HIGHWAY 42
ADJACENT TO OLD TOLL ROAD

APRIL 25, 2005

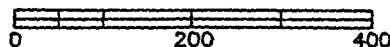
SCALE: 1" = 200'

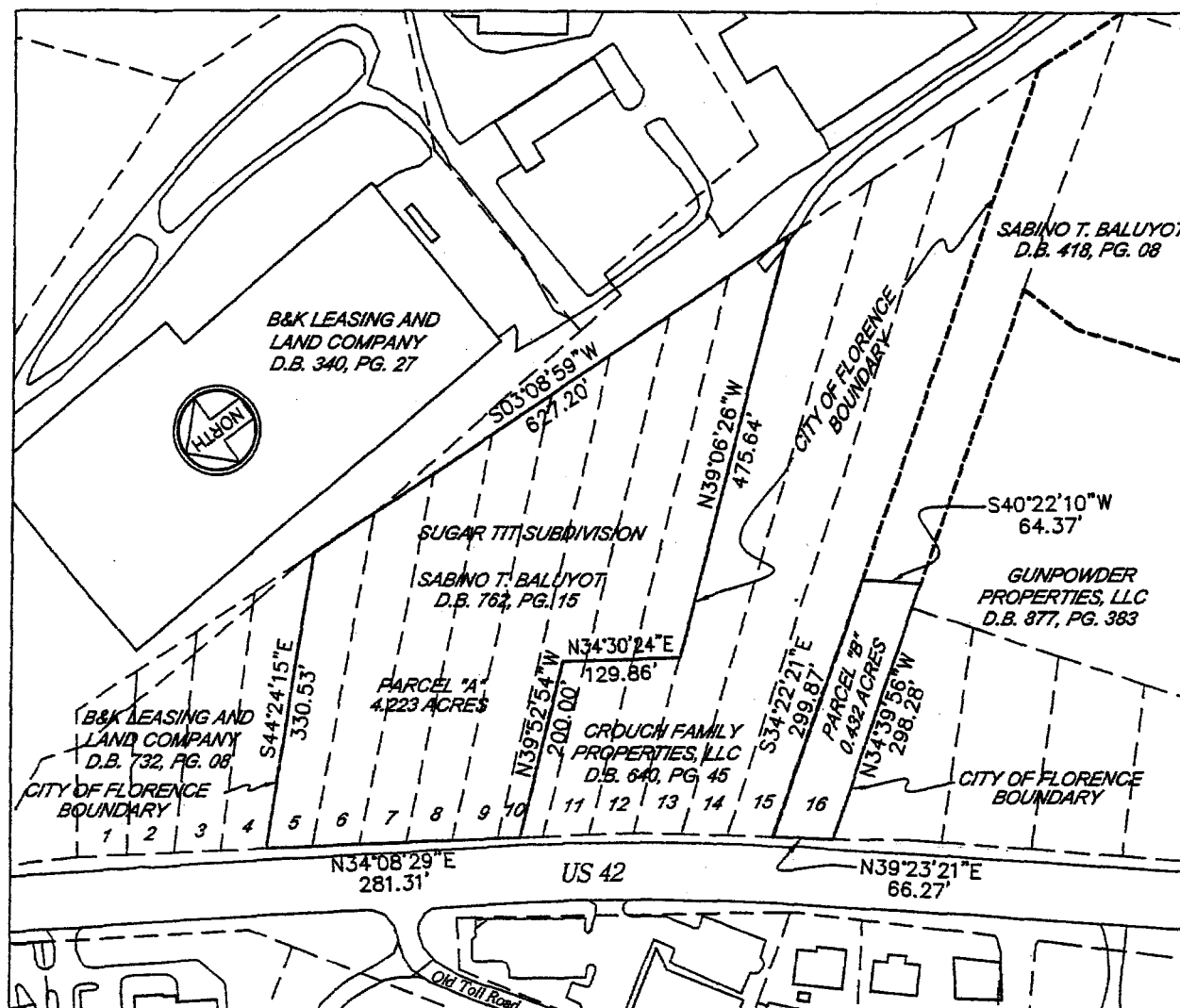
V VIOX & VIOX, INC.
Engineers • Surveyors • Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859-727-3293
Fax: 859-727-8452

e-mail: viox@nkol.net





**PARCELS TO BE
ANNEXED BY
THE CITY OF FLORENCE**

BOONE COUNTY KENTUCKY

**EAST SIDE OF U.S. HIGHWAY 42
ADJACENT TO OLD TOLL ROAD**

APRIL 25, 2005

SCALE: 1" = 200'

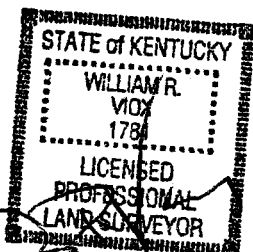
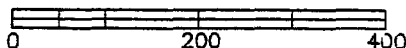


VIOX & VIOX, INC.
Engineers • Surveyors • Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859-727-3293
Fax: 859-727-8452

e-mail: viox@nkol.net



9/29/05

**CONSENT TO ANNEXATION
BY THE CITY OF FLORENCE, KENTUCKY**

The undersigned hereby consent to and request that the City of Florence, Kentucky, annex the real property which is described and shown on the legal description and plat which are attached hereto, and in connection therewith, the following representations are made to the City:

- a. All of the owners of record of said real property have signed below;
- b. The real property meets the requirements of K.R.S. 81A.410;
- c. Such annexation is consented to under the provisions of K.R.S. 81A.412 and it is acknowledged that by reason of such consent, the City shall not be required to (1) enact the notification ordinance of K.R.S. 81A.421(1); or (2) to comply with the notice requirements of K.R.S. 81A.425; or (3) to wait the 60 day period provided for in K.R.S. 81A.420(2). The City may accomplish this annexation by the enactment and publication of a single ordinance.

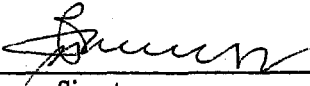
Pursuant to K.R.S. 100.209 as it affects zoning of such real estate after annexation, it is hereby requested: (check one)

- a. ☒ That such real estate shall remain subject to the same land use restrictions as applied to it prior to annexation; or
- b. ☐ That the City amend its Comprehensive Plan and official Zoning Map so that after annexation, such real property will have the following zone:

NOTE: This consent to annexation must be signed by all owners of record. If the owners are married individuals, their spouses must sign. If the owners are corporations, LLC's, partnerships, etc., the authorized officers must sign, and a copy of the resolution authorizing execution must be attached.

The following documents MUST be attached to this Consent.

- a. A plat showing an accurate map of the real estate (K.R.S. 81A.470(1)); and
- b. A metes and bounds legal description of the real estate (K.R.S. 81A.470(1)); and
- c. Copies of the document(s) from which owners source of title is derived; and
- d. A list of the names and addresses of those property owners and registered voters who reside within the boundaries of the real property (K.R.S. 81A.475).

<u>Sabino J. Baluyut</u>		<u>4/27/05</u>
Printed/Typed Name of Owner	Signature	Date
<u>of Business Management Services</u>		
<u>2855 Madison Rd., Cincinnati, OH 45209</u>		
Address	Phone	

_____ Printed/Typed Name of Owner	_____ Signature	_____ Date
--------------------------------------	--------------------	---------------

_____ Address	_____ Phone	
------------------	----------------	--

_____ Printed/Typed Name of Owner	_____ Signature	_____ Date
--------------------------------------	--------------------	---------------

_____ Address	_____ Phone	
------------------	----------------	--

Know All Men By These Presents:

CLERK'S OFFICE
LONG ★ FORM
DEEDPROPERTY TRANSFER TAX PAID \$ 135.00
JERRY W. ROUSE, CLERK. mad

That N. Marcella Creusero, an unremarried widow

for and in consideration of -----\$135,000.00----- to them paid by the
grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

SABINO T. BALUYOT and AGUSTINA BALUYOT, his wife

here and assigns forever, the following described Real Estate, in the City of _____;

BOONE
County of ~~BOONE~~ and Commonwealth of Kentucky, to-wit:BOONE Group No. 171 173Present Street Address 8521 US Highway #42, Florence, Ky 41042 Plat No. 1
page 102Mailing Address 4 Wesbeetook Lane, Cincinnati, Ohio 45208Being Lot Nos. Sixteen (16) and Forty-two (42), SUGAR TIT
SUBDIVISION, as shown on plat recorded in Plat Book 1, Page 102 of
the Boone County Clerk's Records at Burlington, Kentucky, said
property being described thus:BEGINNING at a point on the Southeast side of Highway, 750 feet
Southwestwardly from the North line of said Subdivision; thence in
a Southeasterly direction with the dividing line of Lots 16 and 18
of said subdivision, 986 feet to the East line of said
Subdivision; thence Southwardly with the East line of said
Subdivision, 110.8 feet to the corner of Lot 42; thence South 57°
30' West, 231.5 feet to the dividing line between Lots 41 and 42;
thence with said dividing line, North 39° West, 368 feet to the
common corner of Lots 41 and 42; thence North 55° East, 196.6
feet; thence North 74° East, 75.5 feet to a point in the Southwest
line of Lot 16, North 32° 30' West, 693 feet to said Highway;
thence North 42° 20' East, 72 feet to the place of beginning, and
constituting all of said lots 16 and 42 in the aforesaid
subdivision.EXCEPTED from the above described property, a parcel containing
0.0376 acres and a parcel containing 7,350 square feet conveyed to
Commonwealth of Kentucky for use and benefit of the Transportation
Cabinet, set out in Hwy. Deed Book 14, Page 243 of the Boone
County Clerk's Records at Burlington, Kentucky. (Part of Lot 16)Being the same property conveyed to Frederick J. Creusero and N.
Marcella Creusero, husband and wife, jointly with right of
survivorship by a deed dated September 22, 1981 recorded in Deed
Book 288 page 183 of the Boone County clerk's office at
Burlington, Kentucky.RETURN TO:
V. WITH ELENTE
CERTIFY THAT THE WITHIN INSTRUMENT WAS
FILED BY V. WITH ELENTE, CLERK, JAN. 15
COLUMBIA, MISSISSIPPI

BOOK 418 PAGE 9

Grantees, their agents and employees, shall have immediate access, including ingress and egress to the grounds at all times without any type of barrier or obstruction to the property. Grantor reserves the right to occupy and possess the living structure for a period ending 180 days after the date of this deed, at no cost. After 180 days from the date of this deed Grantor shall pay \$200.00 per month due and payable on the first of each month in advance to the Grantees. Grantor shall be responsible for all maintenance and repairs, hazard insurance, for the living structure during her inhabitation. Grantor shall completely vacate the living structure and premises, without any further notice, no later than 270 days from the date of the this deed.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said SABINO T. BALUYOT AND AGUSTINA BALUYOT

heirs and assigns, forever, the Grantor her heirs, executors and administrators, HEREBY COVENANTING with the grantees their heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that she will WARRANT AND DEFEND the same against all legal claims whatsoever.

BOOK 418 PAGE 10

IN WITNESS WHEREOF, The said Grantor N. Marcella Creusere, single

hereunto sets her hand, this 27th day of October in the year 19 89

STAMPS

	<i>N. Marcella Creusere</i>
	N. MARCELLA CREUSERE

State of Kentucky
County of Kenton

The foregoing instrument was acknowledged before me this 27th day of October, 19 89
by

N. Marcella Creusere

Charles R. Campbell
NOTARY PUBLIC (Title)
STATE AT LARGE

*my Commission
Expires May 15, 1993*

COMMONWEALTH OF KENTUCKY,
BOONE COUNTY OF BOONE

SOT.

JERRY W. ROUSE
I, ~~JERRY W. ROUSE~~, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of
writing from N. MARCELLA CREUSERE

to SABINO T. BALUYOT AND AGUSTINA BALUYOT

was this day presented to me in my office,

certified as above, and this day left for record at 12:51 P. M.

Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office.

Given under my hand this 30th day of OCTOBER in the year 19 89.

JERRY W. ROUSE

~~JERRY W. ROUSE~~, Clerk

By Dana Collins D. C.

WARRANTY DEED

From

N. Marcella Creusere, an
unmarried widow

To

Sabino T. Baluyot and
Agustina Baluyot, his wife

Acknowledged

12.0000

_____ Clerk

_____ D. C.

Left for Record

Recorded in Deed Book No. 418 Page 11

GENERAL INDEX	
GROUP	171-173
Index Clerk	

This Deed Prepared By

V. Ruth Klette

106 East Third Street

Covington, KY 41011

RECEIVED

OCT 30 PM 12:51

JERRY W. ROUSE
BOONE COUNTY CLERK

BOOK 762 PAGE 13

GENERAL WARRANTY DEED**RECEIVED**

KNOW ALL MEN BY THESE PRESENTS

SEP 27 P 1 04

PROPERTY TRANSFER TAX PAID \$1704.50
MARILYN E. HOUSE, CLERK

that

BOONE COUNTY CLERK

RUSSELL RANKIN and BETTY R. RANKIN,

husband and wife, whose mailing address is 112 Warwick Drive, Crestview Hills, Kentucky 41017, for the full consideration of ONE MILLION SEVEN HUNDRED SIX THOUSAND ONE HUNDRED SIXTY FOUR AND 35/100 DOLLARS (\$1,706,164.35) to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, does bargain, sell and convey to:

SABINO BALUYOT and AGUSTINA BALUYOT,

husband and wife, for their joint lives, remainder to the survivor of them, whose mailing address is 4 Westbrook Lane, Cincinnati, Ohio 45208, the following described real estate, to wit:

**** SEE EXHIBIT A ATTACHED HERETO ****

Being the same property conveyed by deeds recorded in Deed Books 246, page 120; 229, page 44; 238, page 258 and 392, page 69 in the Records of Boone County, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said SABINO BALUYOT and AGUSTINA BALUYOT, husband and wife, for their joint lives, remainder to the survivor of them HEREBY COVENANTING with the Grantee, its heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, except for easements, covenants and restrictions of record and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.

This property is being transferred pursuant to Court Order dated August 4, 1990; Case Number 95-CI-00671.

RETURN TO:

Marilyn E. House

3
6

BOOK 762 PAGE 14

Dated this 10th day of September, 1999.

Grantors:

Russell Rankin
RUSSELL RANKIN
PURSUANT TO COURT ORDER
Betty R. Rankin
BETTY R. RANKIN

STATE OF Kentucky)
COUNTY OF Kenton) SS:

The foregoing instrument was acknowledged before me, a notary public, by RUSSELL RANKIN and BETTY R. RANKIN, husband and wife, this 10th day of September, 1999.

Gilbert Hest
Notary Public
My Commission Expires: 12/19/02

This instrument was prepared by:

Christopher P. Finney, Esq.
FINNEY, BACON & STAGNARO CO., L.P.A.
2623 Erie Avenue
P.O. Box 8804
Cincinnati, Ohio 45208
(513) 533-2996

CONSIDERATION CERTIFICATE

Pursuant to KRS 382.135, Grantors, **RUSSELL RANKIN** and **BETTY R. RANKIN**, husband and wife, whose mailing address is 112 Warwick Drive, Crestview Hills, Kentucky 41017, and **RABINO BALUYOT** and **AGUSTINA BALUYOT**, husband and wife, Grantors, whose mailing address is 4 Weebotook Lane, Cincinnati, Ohio 45208, after being first duly cautioned and sworn, certify:

1. That they are each eighteen years of age or older;
2. That the attached transfer of real property is for the full consideration of \$ 1,706,164.35;
3. That their addresses set forth above are true and accurate;

We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one (1) to five (5) years imprisonment and fines up to \$10,000.00.

IN WITNESS WHEREOF, Grantors and Grantee have hereunto set their hands.

Graders:

Grades:

Russell Rankin
PURSUANT TO COURT ORDER
BETTY R. RANKIN

BAHNO BALUYOT

AGUSTINA BALUYOT

BOOK 762 PAGE 16
CONSIDERATION CERTIFICATE

Pursuant to KRS 382.135, Grantors, **RUSSELL RANKIN** and **BETTY R. RANKIN**, husband and wife, whose mailing address is 112 Warwick Drive, Crestview Hills, Kentucky 41017, and **SABINO BALUYOT** and **AGUSTINA BALUYOT**, husband and wife, Grantees, whose mailing address is 4 Woodstock Lane, Cincinnati, Ohio 45208, after being first duly cautioned and sworn, certify:

1. That they are each eighteen years of age or older;
2. That the attached transfer of real property is for the full consideration of \$ 1,706,164.33; *or which \$331,164.35 is interest pursuant to Court Order*
3. That their addresses set forth above are true and accurate;

We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one (1) to five (5) years imprisonment and fines up to \$10,000.00.

IN WITNESS WHEREOF, Grantors and Grantees have hereunto set their hands.

Grantors:

Grantees:

RUSSELL RANKIN

SABINO BALUYOT

BETTY R. RANKIN

AGUSTINA BALUYOT

STATE OF Kentucky)
COUNTY OF Kenton) SS: 762 PAGE 17

The foregoing statement of consideration or market value was sworn to before me this 10th day of September, 1999 by RUSSELL RANKIN and BETTY R. RANKIN.

G. T. Hart
Notary Public
My Commission Expires: 12/19/02

STATE OF _____)
COUNTY OF _____) SS:

The foregoing statement of consideration or market value was sworn to before me this 10th day of September, 1999 by SABINO BALUYOT and AGUSTINA BALUYOT.

Notary Public
My Commission Expires: _____

This instrument was prepared by:

Christopher P. Finney, Esq.
FINNEY, BACON & STAGNARO CO., L.P.A.
2623 Erie Avenue
P.O. Box 2804
Cincinnati, Ohio 45208
(513)523-2996

STATE OF _____) BOOK 762 PAGE 18
COUNTY OF _____) SS:

The foregoing statement of consideration or market value was sworn to before me this 10th day of September, 1999 by RUSSELL RANKIN and BETTY R. RANKIN.

Notary Public
My Commission Expires: _____

STATE OF Ohio)
COUNTY OF HAMILTON) SS:

The foregoing statement of consideration or market value was sworn to before me this 11th day of September, 1999 by SABINO BALUYOT and AGUSTINA BALUYOT.

Notary Public
My Commission Expires: _____
NOTARY PUBLIC, Notary in Ohio
Notary Commission No. 00000000000000000000
My Commission has no expiration
date. Expires 12/31/00 5-5-5

This instrument was prepared by:

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RETURN TO:

EXHIBIT A

Group Nos. 2048 A & 171

Tract I:

Lots Five (5) through Twelve (12) inclusive of Sugar Ti Subdivision near Florence, Kentucky as said lots are shown upon the plat of said subdivision, recorded in Plat Book 1, page 102, Boone County Clerk's Records at Burlington, Kentucky.

Excepting therefrom is the following described property conveyed to Raymond L. House and Etta House by Deed of Correction recorded in Deed Book 126, page 431 and Deed recorded in Deed Book 132, page 131, Boone County Clerk's records at Burlington, Kentucky, the last of said deeds being dated February 4, 1957, to-wit:

Beginning at a point in the Southeast right of way line of U.S. 42 at the common corner of Lots 10 and 11 of the above named subdivision thence in the southwesterly direction along the right of way line of U.S. Highway 42 a distance of 100 feet to the common corner of lots 12 and 13 of the same subdivision, thence in a southeasterly direction along the dividing line between Lots 12 and 13 a distance of 200 feet to a point; thence in a northeasterly direction across Lot 12 and 11 100 feet to a point in the dividing line between Lots 10 and 11, thence continuing in the same northeasterly direction an additional 25 feet to a point in Lot 10, which is 200 feet from the southerly right of way line of U.S. Highway #42, thence in a northwesterly direction through Lot 10 200 feet to a point in the southeasterly right of way line of U.S. Highway 42, thence in a northwesterly direction along said right of way line in a southwesterly direction 25 feet to the place of beginning. Being a parcel of land fronting 125 feet on U.S. Highway #42 and extending back in the southeasterly direction between parallel lines for a depth of 200 feet.

Further, excepting therefrom, parcel devised to Commonwealth of Kentucky, Transportation Cabinet by deed dated August 7, 1986 and recorded in Highway Deed Book 14, page 49, in the office of the aforesaid clerk.

TRACT II:

Parcel I:

Being all that tract or parcel of land located approximately one mile west of Interstate 75 and on the south side of U.S. Highway 42 in Boone County, Kentucky and more particularly described as follows:

Beginning at an iron pin set in concrete at the southwest corner of the 10.474 acres sold to B. & K. Leasing and the Land Company by deed recorded in deed book 224 at page 88

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of the Boone County Records, (Plat in deed book 224 at page 97); thence along the south line of said 10.474 acres tract N 86° - 48' E 30.00 feet to the REAL PLACE OF BEGINNING; thence from this real place of beginning S 85° - 38' E running 100 feet north of and parallel to an existing warehouse building, a distance of 198.52 feet to a point; thence S 72° - 57' E 246.24 feet to a point in the grantor's east property line; thence along same N 4° - 07' E 245.48 feet, and N 86° - 22' W 40.47 feet to the southeast corner of said 10.474 acres tract; thence along the south line of said 10.474 acres N 69° - 52' W 210.02 feet and S 86° - 48' W 225.50 feet to the place of beginning.

Containing 2.472 acres.

Parcel III:

Situated in Boone County, Kentucky lying South of U.S. Highway 42, West of I-75 and being more particularly described as follows:

Beginning at an iron pipe set in concrete at the southwest corner of the 10.474 acres sold to B. & K. Leasing and Land Company by deed recorded in Deed Book 224, Page 88 of the Boone County Records, (Plat in Deed Book 224, at Page 97); thence along the south line of said 10.474 acres tract N 86° - 48' E 30.00 feet to the northwest corner of the 2.472 acres tract sold to Russell Rankin; thence along the west line of said 2.472 acres tract S 3° - 03' E 220.20 feet to the southwest corner of same; thence along the south line of said 2.472 acres tract S 85° - 38' E 198.52 feet, and S 72° - 57' E 246.24 feet to the southeast corner of same; thence along the grantor's east line S 4° - 07' W 786.46 feet to a post; thence along the grantor's south line S 66° - 52' W 143.08 feet to a stone; thence continuing along the grantor's south line N 84° - 26' W 417.52 feet to an iron post; thence along the grantor's west line N 4° - 55' E 538.13 feet to a stone; thence N 3° - 55' E along the grantor's west line and the east line of Sugar Tit Subdivision 929.82 feet to a point; thence S 3° - 03' E along the west side of a 30 foot easement, running 30 feet west of and parallel to an existing warehouse building, 358.73 feet to the place of beginning; containing 11.549 acres.

There is also conveyed herein the right to use in common with others the following four easements for the purpose of providing them with ingress and egress to and from U.S. 42 with respect to Parcels One and Two set forth above:

Easement No. 1: Beginning at a point, said point being in the West line of a 10.474 acre tract and said point also being S 24° 45' 46" E. 189.18 feet; thence S 29° 1' 36" W 8.47 feet from the South right-of-way line of U.S. Highway No. 42 and being the point of beginning; thence for four (4) calls; S 3° 3' 18" E. 231.91 feet to a point; thence S 86° 56' 42" W. 40 feet to a point; thence N. 3° 3' 18" W. 168.10 feet to a point; thence N 29° 01' 36" E. 75.31 feet to the point of beginning.

Easement No. 2: Beginning at a point, said point being in the Southwest property corner of the 10.474 acre tract, thence for four (4) calls and being the West line of said tract; N 3° 3' 18" W 358.73 feet to a point; thence N 7° 20' 50" E 30 feet to a point;

thence N 47° 41' 15" W 7.72 feet; thence N 3° 3' 18" W 234.23 feet to a point; said point being West 30 feet from the Northwest corner of the existing warehouse; thence with the west side of said existing warehouse 629 feet to a point in the South line of said 10.474 acre tract; thence with said South line S 86° 56' 42" W 30 feet to the point of beginning.

Easement No. 3: Beginning at the southwest corner of the 10.474 acres tract described in deed book 224 at page 88 of the Boone County Records; thence S 3° 03' E 216.23 feet; thence S 85° - 38' E 30.25 feet to a point corner to the 2.472 acres tract; thence along the west line of said 2.472 acres tract; N 3° - 03' W 220.20 feet to the northwest corner of same; thence S 86° - 48' W along the south line of said 10.474 acres tract 30.00 feet to the place of beginning.

Easement No. 4: Beginning at a point in the southerly right of way line of U.S. Highway No. 42, said point being the west corner of Lot No. 2 of Sugar Tr Subdivision; thence N 33° - 39' - 09" E along the southerly line of U.S. Highway No. 42, 24.23 feet to a point; thence leaving said highway S 48° - 25' - 43" E 212.49 feet to a point in the westerly line of Easement No. 1; thence along same S 3° - 03' 18" 33.72 feet to a point; thence N 48° - 25' - 43" W and along the southwest line of said Lot No. 2 a distance of 232.83 feet to the place of beginning.

State of Kentucky, County of Boone
 MARILYN K. ROUSE, Clerk of the Boone County
 Court, do certify that the foregoing
 Deed was on the 27 day of Sept.
1998, at 1:04 PM, lodged in my office
 for record, and that it has been duly recorded in
 my said office, together with this and the
 certificate thereon endorsed.
 Given under my hand this 27 day of Sept.
1998
 MARILYN K. ROUSE
 By Rena J. [Signature] D.C.

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